

**NOTICE OF SALE**

2012-CP-02-3163

BY VIRTUE of a decree heretofore granted in the case of: Beneficial Financial I Inc. Successor by merger to Beneficial Mortgage Company of South Carolina against Jacquelyn Short aka Jacquelyn S. Short aka Jacquelyn Sandra Short, Donald Short aka Donald W. Short aka Donald Wiley Short, and Mortgage Electronic Registration Systems, Inc. (MERS) as nominee for North American Mortgage Company, I, the undersigned Master in Equity for Aiken County, will sell on October 7, 2013, at 11:00 a.m. at County Courthouse in Aiken, South Carolina, to the highest bidder, the following described property, to-wit:

All that certain piece, parcel or lot of land, with any improvements thereon, containing 1.01 acres, more or less, situate, lying and being located near Warrentville, in Aiken County, South Carolina, being shown and designated as Lot No. 12, Howlandville Woods, upon plat prepared for Milton D. Berry and Kimberly S. Berry prepared by John M. Bailey, PLS, dated April 1, 1991, recorded in Plat Book 25 at Page 52-1, Records of Aiken County, South Carolina. Reference being made to said plat which is made a part and parcel hereof for a more complete and accurate description as the metes and bounds and location of said property.

Being the same property conveyed unto Donald W. Short by deed from Milton D. Berry and Kimberly S. Berry dated January 20, 1999 and recorded January 21, 1999 in Deed Book 1844 at Page 294 in the RMC/ROD Office for Aiken County, South Carolina. Thereafter, by deed from Donald W. Short unto Donald W. Short and Jacquelyn Short recorded June 2, 2003 in Deed Book 2317 at Page 13. Thereafter, by deed from Donald Wiley Short unto Jacquelyn Sandra Short dated November 4, 2010 and recorded November 9, 2010 in Deed Book 4332 at Page 2308 in said RMC/ROD Office.

TMS No. 00-105-0-01-105 (old); 069-20-03-013 (new)

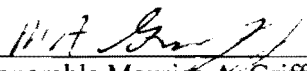
Property Address: 1068 Marie Drive, Warrentville, SC 29851

**TERMS OF SALE:** The successful bidder, other than the plaintiff, will deposit with the Master in Equity, at conclusion of the bidding, five per cent (5%) of said bid, in cash or equivalent, as evidence of good faith, same to be applied to purchase price in case of compliance, but to be forfeited and applied first to costs and then to plaintiff's debt in the case of noncompliance. Should the successful bidder fail or refuse to make the required deposit at time of bid or comply with the other terms of the bid within twenty (20) days, then the Master in Equity may resell the property on the same terms and conditions (at the risk of the said defaulting bidder). Should the Plaintiff, or one of its representatives, fail to be present at the time of sale, the property is automatically withdrawn from said sale and sold at the next available sales day upon the terms and conditions as set forth in the Judgment of Foreclosure and Sale or any Supplemental Order. The successful bidder will be required to pay for documentary stamps on the Deed and interest on the amount of the bid from the date of sale to the date of compliance with the bid at the rate of 7.7800%.

**THIS SALE IS SUBJECT TO ASSESSMENTS, COUNTY TAXES, EXISTING EASEMENTS, EASEMENTS AND RESTRICTIONS OF RECORD, AND OTHER SENIOR ENCUMBRANCES.**

No personal or deficiency judgment being demanded, the bidding will not remain open after the date of sale, but compliance with the bid may be made immediately.

**NOTICE:** The foreclosure deed is not a warranty deed. Interested bidders should satisfy themselves as to the quality of title to be conveyed by obtaining an independent title search well before the foreclosure sale date.

  
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 Honorable Maurice A. Griffith  
 Master in Equity Aiken County

Aiken, South Carolina  
 August 28, 2013

RILEY POPE & LANEY, LLC  
 Attorneys for Plaintiff